



**TOWN OF BOWLING GREEN
PLANNING COMMISSION MEETING**

A G E N D A

**Thursday, March 19, 2026
6:00 PM**

PLEDGE OF ALLEGIANCE:

ROLL CALL AND DETERMINATION OF A QUORUM:

APPROVAL OF THE MINUTES:

1. Minutes- February 19, 2026

PUBLIC COMMENT ON NON-PUBLIC HEARING PLANNING COMMISSION/LAND USE MATTERS:

PUBLIC HEARING:

UNFINISHED BUSINESS:

2. Comprehensive Plan – Project Timeline
3. Comprehensive Plan – Demographic Updates
4. Comprehensive Plan – Commission Evaluation of Current Plan’s Goals and Implementation Plans

REPORT OF THE ZONING ADMINISTRATOR:

INFORMATIONAL ITEMS:

5. Adopted Policy and Application – Temporary Mobile Food Vending Vehicles

COMMISSION COMMENTS AND REPORTS:

ADJOURNMENT:



TOWN OF BOWLING GREEN PLANNING COMMISSION MEETING

MINUTES

Thursday, February 19, 2026
6:00 PM

PLEDGE OF ALLEGIANCE:

ROLL CALL AND DETERMINATION OF A QUORUM:

- The Planning Commission meeting was called to order at 6:08 pm. The following members were present: Matt Benjamin, Lisa Gattie, Lauren Griesman, Scott Seigmund, and Jeff Voit.
- Town staff present included the Town Manager and Darla Odom.

APPROVAL OF THE MINUTES:

1. Minutes- November 20, 2025
 2. Minutes- January 15, 2026
- Motion to approve minutes by Mr. Seigmund, seconded by Ms. Gattie. Minutes approved unanimously.

PUBLIC COMMENT ON NON-PUBLIC HEARING PLANNING COMMISSION/LAND USE MATTERS:

- The Chair opened and closed the public comment on non-public hearing prior Planning Commission and land use matters. The Chair closed the public comment period at 6:11 pm, with no comments.

PUBLIC HEARING:

3. Rezoning Case #2026-001- Fairmont
- **Staff Presentation – Rezoning Case 2026-001**
 - Darla Odom, Senior Planner, working with the Town, presented the staff report on Rezoning Case 2026-001, a request to rezone approximately 19.47 acres from Business B-2 to Planned Unit Development (PUD).
 - **Property Description and Location**
 - The subject property consists of approximately 19.47 acres of vacant wooded land fronting approximately 985 feet on the northwest line of Route 301 (A.P. Hill Boulevard), approximately 535 feet north of East Broadus Avenue/Lakewood Road. The property is adjacent to environmentally sensitive areas, including Maracossic Creek and ponds near the town boundary with Caroline County. The rezoning affects tax map parcels 43-A-34 and 43E-1-4R, 5, 6, 7 and 8.
 - **Existing Zoning and Context**
 - The property is currently zoned B-2 (Business). Properties to the northwest and south are zoned A-1 (Agricultural) and developed with large-lot single-family residential uses. Properties across Route 301 to the southeast are zoned B-2 and used for commercial purposes or remain wooded.
 - **Comprehensive Plan Consistency**
 - Staff noted that the site lies within a designated mixed-use future land use area identified in the Town's Comprehensive Plan, where PUD and mixed-use development are encouraged. The Comprehensive Plan emphasizes commercial uses while balancing residential,

commercial, and industrial land uses to support growth without sacrificing the Town's small-town character and quality of life. The Plan recognizes that properties along Route 301, including the subject property, serve as a gateway to the town where quality development is imperative.

- **Proposed Development Program**

- The proposed mixed-use development includes:
 - 147 total dwelling units, consisting of:
 - 43 detached single-family dwellings
 - 40 attached single-family (townhouse) units
 - 64 multifamily units
 - Vertically mixed-use buildings with first-floor commercial and upper-story residential
 - Up to 16,880 square feet of commercial space, meeting the 5% commercial cap for PUD districts
- The residential density is approximately 7.55 dwelling units per acre, which falls within the PUD Ordinance guidance and Comprehensive Plan recommendation of up to 10 dwelling units per acre.

- **Site Design, Open Space, and Amenities**

- Staff highlighted the mixed-use neighborhood design features, including:
 - Tree-lined streets with street trees on both sides of internal streets
 - Decorative pedestrian-style street lighting throughout the development
 - Sidewalks on both sides of all public streets with crosswalks at key intersections
 - A central "Bowling Green Community Park" (approximately 1.4 acres) to be constructed by the developer, including playground, covered pavilion, restroom facilities, open play area, and parking with access
 - A five-foot-wide natural/mulched walking trail through the Resource Protection Area (RPA), designed to comply with Chesapeake Bay regulations
 - A 10-foot-wide paved shared-use path (over one-half mile) connecting East Broadus Avenue/Lakewood Road along Route 301 through the site
- Staff noted that the design integrates environmental features by preserving RPA areas and making them accessible via trails. The site layout transitions density from more intense mixed-use and apartments near Route 301 to townhouses and single-family homes toward the rear, with landscaped buffers and alleys to improve privacy and transitions.

- **Open Space Requirements**

- The PUD Ordinance requires 50% open space (7.4 acres on 19.47 acres)
- The applicant proposes 6.39 acres on-site (approximately 33%)
- Including the off-site/shared 10-foot-wide path (approximately 1.5 acres), the effective open space contribution would be about 7.89 acres, or 40.5%, though not all can be counted under the ordinance

- **Architectural and Material Standards**

- Staff described proffered quality standards exceeding ordinance requirements, including:
 - Facade materials: masonry (brick/stone veneer), fiber-cement (such as Hardie-plank), and high-quality vinyl siding with a minimum 0.44 thickness
 - Masonry foundations or masonry-faced piers, with attention to stepping foundations along slopes
 - Thirty-year architectural shingles and upgraded garage doors
 - Varied elevations and rooflines to avoid repetitive appearance
 - Four-sided equivalent architecture for mixed-use and multifamily buildings
 - At least 30% masonry on facades of larger buildings
 - Architectural articulation to break up building mass and avoid monotony
 - Hardscape driveways and walkways to single-family homes and townhomes

- Staff stated these elements implement Comprehensive Plan policies for high-quality, walkable, mixed-use development and impart unique, higher standards than the base zoning and subdivision ordinances.
- **Modifications Requested with the PUD**
 - Staff explained three (3) modifications requested by the Applicant to the PUD regulations:
 1. **Building height** – Increase maximum height from 35 feet to 45 feet for certain buildings to permit greater architectural variety, screening of rooftop equipment, and potential rooftop amenities
 2. **Open space** – Reduction from the required 50% to 33% on-site, with consideration of the added park, walking trail, and shared-use path, the off-site portion of which would be an additional 1.5 acres of open space
 3. **Private streets** – Allowance of private alleys behind townhouses and other units to facilitate rear-loaded garages while keeping front elevations facing public streets
 - Staff concluded that, given the site constraints, consideration of environmentally sensitive areas, to offer flexibility and the usable open space and recreational amenity package valued at over \$1 million, granting these modifications would be appropriate.
- **Public Facilities and Infrastructure Impacts**
 - Staff summarized departmental and consultant reviews:
 - **Traffic/VDOT:** The existing B-2 zoning could generate approximately 6,000 daily trips under a full by-right commercial buildout, whereas the proposed mixed-use PUD would reduce daily trips to approximately 1,800. The project proposes full right-in/right-out access on Route 301 and a gated emergency-only secondary access with a Knox box.
 - **Water and sewer:** Inboden Environmental reviewed the request and reported sufficient capacity in the Town's water and sewer systems to accommodate the proposed use. Inboden staff noted that the Town's water permit now provides approximately 16.6 million gallons per year of capacity. Staff added that even with the projected daily demand of approximately 30,000 gallons (a higher estimate using 350 gallons per unit per day per Virginia Health Department conservative values), residual capacity would remain.
 - **Solid waste:** Single-family and townhouse units would use Town trash collection, with separate arrangements for rental/mixed-use buildings.
 - **Fire and EMS:** Caroline Fire and Rescue raised no objections after recommending alley widening for ladder truck access. The Fire Chief confirmed that call volumes from 147 units would remain within service capacity.
 - **Schools:** Caroline County Public Schools welcomed the variety of housing types, noting that approximately 50% of their workforce currently commutes from outside the county, and the project could aid recruitment and retention.
 - **Environmental and cultural resources:** No historic or cultural resources would be impacted based on surveys conducted.
 - Staff noted that infrastructure along Route 301 corridor, including water and sewer lines and a pump station installed in 2018, was built specifically to serve future development and is currently underutilized with only two houses connected.
- **Economic and Fiscal Impacts**
 - Staff summarized an independent fiscal impact analysis for the project:
 - **One-time revenues:** Water and sewer connection fees estimated between approximately \$1.2 million and \$1.436 million
 - **Ongoing annual revenues:** Town tax revenues (real estate, personal property, and other local taxes) estimated between \$664,000 and \$800,000 at buildout (in 2025 dollars)
 - **Water and sewer usage fees:** Approximately \$181,000 for owner-occupied units and \$11,124 for renter-occupied units annually

- Commercial impacts: Projected between \$162,000 and \$294,500 annually at full buildout, depending on retail versus restaurant mix
- New residential spending: Estimated between \$5.1 million and \$8.6 million annually
- New visitor spending: Estimated between \$768,000 and \$775,000 based on Virginia Tourism Corporation data
- Job creation: Projected to generate between 16.5 and 30 new full-time equivalent jobs
- Total economic impact: New resident and visitor spending impacts estimated between \$2.1 million and \$4.57 million
- **Comprehensive Plan Policy Compliance**
 - Staff evaluated the proposal against the 16 Comprehensive Plan policies for mixed-use development, addressing high-quality standards, site layout, building configuration, architectural themes, public open spaces, preservation of environmental features, vertical mixed-use, vehicular and pedestrian connections, and diverse housing mix. Staff confirmed the proposal complies with all 16 policies.
- **Staff Recommendation**
 - Staff recommended approval of Rezoning Case 2026-001, subject to the imposition of the three (3) conditions set forth in Attachment 1 which address the PUD modifications (height, open space, private streets) and acceptance of the eight (8) proffered conditions in Attachment 2 which require substantial conformance with the General Development Plan, limit density to a maximum of 147 dwelling units and 16,880 square feet of commercial space, and address road and utility infrastructure improvements, landscaping, amenities, architectural design elements, site lighting and severability.
 - Staff concluded that the proposal is consistent with the Comprehensive Plan, provides high-quality site and building design, has no identified negative impacts on Town infrastructure or service capacity, and offers positive economic and fiscal benefits to the Town.
- **Applicant Presentation**
 - Lauren Brooks, P.E., with Webb and Associates, spoke on behalf of Fairmont Land LLC and provided additional details on the proposed design.
- **Mixed-Use Buildings and Commercial Space**
 - Ms. Brooks described the front mixed-use buildings along Route 301 and Fairmont Drive as dual-frontage buildings with first-floor commercial/retail and second- and third-floor apartments. The design includes an outdoor courtyard/seating area to support restaurant and similar uses.
- **Apartment Buildings**
 - Three apartment buildings along Emory Lane would feature brick and siding materials with landscaped screening transitioning to townhouses. Emergency access to Route 301 would be gated for Fire and Rescue use only.
- **Townhouses**
 - Forty rear-loaded townhouse units would be fronting public streets, with garages on rear alleys, parallel parking on the streets, and at least 2 driveway spaces per unit.
- **Single-Family Lots**
 - Forty-three single-family lots of approximately 5,000 square feet (approximately 50' × 100') would be located toward the rear of the property. Fairmont Drive and Emory Lane would be extended to adjoining properties to enable future interparcel connectivity.
- **Streetscape and Connectivity**
 - A five-foot-wide grass strip between curb and sidewalk to accommodate street trees and street lighting (rather than the typical two-foot strip)
 - A 10-foot-wide paved shared-use path from the intersection of Lakewood and East Broadus along Route 301 and through the property (over one-half mile)

- Sidewalks on both sides of all public streets
- Five-foot-wide mulched trail around the back of the property within wooded RPA areas
- Ms. Brooks emphasized that the proffered amenity package—park (valued at approximately \$700,000), natural trail (\$30,000), and shared-use path (\$300,000)—totals over \$1 million in value. She reiterated the strong positive economic and community impacts identified in the fiscal analysis and noted that the project received overwhelmingly positive feedback from reviewing departments, with Caroline Fire and Rescue and Caroline County Public Schools offering support.
- **Public Comment**
 - The Chair opened the floor for public comment.
 - Ms. Bonnie Cannon, a resident, expressed concerns about the water and sewer system capacity to support the development despite recent grant-funded upgrades, questioning whether the system can handle "such an instruction." The speaker also raised traffic concerns, given the existing heavy truck traffic on Route 301, and questioned the adequacy of approximately 16,800 square feet of commercial space, noting it would be insufficient for a full grocery store. The speaker referenced recent shortages at the existing Food Lion during a snowstorm and questioned the ability to support additional residents and visitors without more retail. The speaker strongly opposed the project.
 - Mrs. Tina Gambill of 122 Lakewood Road, also a member of the Town Council, speaking as a private citizen, raised questions regarding:
 - Location and design of the stormwater pond
 - Fire apparatus turning radii and access
 - Placement of garage doors on single-family homes (front-facing versus side-loaded)
 - Possibility of using rain chains and similar features to better manage runoff from structures and minimize flooding impacts for residents and wildlifeShe requested that the Commission seek clarification from the applicant and staff on these issues.
 - No additional public comments were offered, and public comment on the rezoning case was closed at 7:11 p.m.
- **Applicant Rebuttal and Clarifications**
 - The applicant's representative responded to public comments:
 - **Water and sewer:** Deferred to Inboden Environmental on detailed capacity questions, noting that Inboden's letter confirmed sufficient capacity and that the analysis used conservative (higher-than-typical) per-dwelling usage assumptions
 - **Traffic:** Under current B-2 zoning, a fully built-out commercial development could generate nearly 6,000 daily vehicle trips, whereas the proposed mixed-use PUD would substantially reduce daily trips to approximately 1,800, primarily because of the residential component
 - **Commercial mix:** The PUD ordinance limits commercial space to 5% of the development, which constrains the total commercial area. The team would welcome a restaurant and medical office, and is maximizing the allowed commercial square footage
 - **Stormwater:** The stormwater facility is anticipated to be located in a lower-lying area where drainage naturally flows, but detailed stormwater design will occur at the site plan stage
 - **Garage locations:** Illustrative elevations show front-facing garages in some cases, but final garage orientation for single-family dwellings would be determined during site plan review

- **Technical Testimony – Water and Sewer Capacity**

- Following the closure of public comment, John Simmons, COO of Inboden Environmental, addressed water and sewer capacity concerns:
 - The Town's water system has over 16 million gallons per year of permitted capacity available under the new permit
 - The Town is working with a hydrogeologist experienced in the Potomac Aquifer on new wells and potential future wells
 - On the wastewater side, additional flow from the development would actually improve treatment at the wastewater facility by providing more "food" for the microbiological treatment process
 - At the projected 30,000 gallons per day (using 350 gallons per unit for 147 units), the development would require approximately 11 million gallons per year, leaving residual capacity under the Town's permit
 - The 350 gallons per dwelling unit per day is a conservative Virginia Health Department planning figure; actual usage is often below 280 gallons per day for similar developments
- The Town Manager added that the Town recently obtained a new water permit with a higher annual limit, resolving prior concerns about nearing permit thresholds. The Town's newest water and sewer infrastructure along Route 301, including a pump station and water and sewer lines installed in 2018, were built specifically to serve future development in this corridor. Currently, only two houses use this infrastructure, and staff must periodically add water to the system to keep the pump station operating properly, representing an underutilized investment.
- Shawn Fortune from Public Works confirmed that the 2018 Route 301 corridor water and sewer lines and pump station are largely unused, and that development in this area would better utilize that infrastructure.

- **Commission Questions and Discussion**

- Commissioners asked about:
 - The relationship between the development's projected water use and the Town's updated permit limit, and what percentage of available capacity the project would consume
 - An apparent discrepancy in the applicant's narrative where apartments appeared to add only "16" gallons per day rather than 16,000 gallons per day; staff characterized this as a chart error to be corrected, not a basis for rejecting the application, and emphasized that Inboden's capacity review used appropriate, conservative assumptions
 - The status of broader water quality and consent-order-related work; staff noted that broader reports are forthcoming, but current permit capacity is sufficient for the proposed project
- John Simmons clarified that with the project's projected demand and the Town's 16.6 million gallons per year permit capacity, sufficient capacity remains for additional future development after Fairmont.
- The Town Manager requested that the applicant update and correct the narrative chart to accurately reflect apartment flows before final action.
- The Town Manager released Mr. Simmons from the meeting following a technical discussion.

- **Commission Action**

- Following discussion, Mr. Seigmund made a motion to recommend approval of Rezoning Case 2026-001, subject to the three conditions set forth in Attachment 1 and acceptance of the proffered conditions in Attachment 2 as presented in the staff report.
- Mrs. Greisman seconded the motion.
- The motion carried by a unanimous voice vote.

UNFINISHED BUSINESS:

4. Comprehensive Plan Review

REPORT OF THE ZONING ADMINISTRATOR:

INFORMATIONAL ITEMS:

COMMISSION COMMENTS AND REPORTS:

ADJOURNMENT:

- The meeting adjourned at 8:33 PM.

Attest:

Chair: _____
Matt Benjamin

Clerk: _____
India Adams-Jacobs, MPA, ICMA-CM

TOWN OF BOWLING GREEN - COMPREHENSIVE PLAN REVIEW - PROJECT TIMELINE

v.3.19.26

Phase	#	Task Description	2026												2027										
			February	March	April	May	June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September	October	November	
Comp Plan Update	A1	Project Management																							
	A2	Project Kickoff	C																						
	A3	Document Review at PC Meetings																							
	A4	Work Session 1 w/ TC (PC regular mtg)																							
	A5	Demographics & Existing Conditions																							
	A6	Draft Plan Text Amendments																							
	A8	Mapping																							
	A7	Work Session 2 w/ TC (PC regular mtg)																							
	A9	Review & Clean Up																							
	A10	Pre-Adoption Work Session (PC regular mtg)																							
	A11	Incorporate Final Revisions																							
	A12	Planning Commission Public Hearing 11.12																							
	A13	Town Council Public Hearing 12.3																							
	A14	Post-Adoption Materials																							



Planning Commission Memorandum

TO: The Honorable Members of the Planning Commission
FROM: Darla Odom
COPY: India Adams-Jacobs, Town Manager
SUBJECT: **Comprehensive Plan Review – Demographic Updates**
DATE: March 19, 2026

SUMMARY:

In the fall of 2025, the Planning Commission kicked off the Town's Comprehensive Plan review. It was agreed that the review will generally update demographic information and existing land uses and ensure compliance with state code such as with housing, Chesapeake Bay Preservation Area overlay and transportation.

BACKGROUND:

The Town's current Comprehensive Plan was adopted on April 1, 2021, with subsequent amendments approved to update the future land use map to include a mixed use area along Route 301 and an amendment approved on November 3, 2022, to define mixed use.

It is important to update demographic information with the Plan review to analyze trends and changes in the Town over the last several years. This will assist in ensuring current policies appropriate address community needs.

Staff has prepared a list of demographic information from the existing Comprehensive Plan that will be reviewed and updated as necessary to inform the current Plan review efforts.

RECOMMENDATION:

Provide for the Commission's information and comment.

ATTACHMENT:

1. Comprehensive Plan Demographics Review List

TOBG Comprehensive Plan Tables

PAGE #	CHAPTER	TABLE #	Table Name	Table Content						
20	2	2.1	Population Trends in Bowling Green, Caroline County, and the State of Virginia	Bowling Green		Caroline County		State of Virginia		
				Population	Average Annual % Change	Population	Average Annual % Change	Population	Average Annual % Change	
				1950	616	-	12,471	-	3,318,680	-
				1960	528	-1.4%	12,725	0.2%	3,966,949	2.0%
				1970	528	0.0%	13,925	0.9%	4,651,448	1.7%
				1980	669	2.7%	17,904	2.9%	5,346,797	1.5%
				1990	727	0.9%	19,217	0.7%	6,189,197	1.6%
				2000	936	2.9%	22,121	1.5%	7,078,515	1.4%
				Source: 1950-2000 U.S. Censuses						
21	2	2.2	Bowling Green's Population as a Percentage of Caroline County's Population	Year			Percentage of Population			
				1950			4.9%			
				1960			4.1%			
				1970			3.8%			
				1980			3.7%			
				1990			3.8%			
				2000			4.2%			
				Source: 1950-2000 U.S. Censuses						
22	2	2.3	Age Composition by Sex in Bowling Green, 1990 and 2000	1990		2000		Age Group as a Percentage of Overall Population		
				Male	Female	Male	Female	1990	2000	
			0-4	24	25	20	29	6.7%	5.2%	
			5-9	21	22	19	27	5.9%	4.9%	
			10-14	25	22	23	24	6.5%	5.0%	
			15-19	15	19	14	19	4.7%	3.5%	
			20-24	27	23	16	22	6.9%	4.1%	
			25-34	63	53	48	52	16.0%	10.7%	
			35-44	39	43	60	52	11.3%	12.0%	
			45-54	33	34	48	57	9.2%	11.2%	
			55-64	27	29	47	51	7.7%	10.5%	
			65-74	22	43	34	57	8.9%	9.7%	
			75-84	26	65	38	88	12.5%	13.5%	
			85+	3	24	17	74	3.7%	9.7%	
			Total	325	402	384	552	100.0%	100.0%	
				Source: 1990-2000 U.S. Censuses						
22	2	2.4	Educational Attainment in Bowling Green, Caroline County, and the State of Virginia Calendar Year 2000	Educational Attainment*		Bowling Green	Caroline County	Virginia		
				Less than 9th Grade		15.0%	8.0%	6.7%		
				9th to 12th Grade, No Diploma		16.2%	20.7%	12.1%		
				High School Graduate		20.2%	38.6%	26.5%		
				Some College, No Degree		23.3%	18.5%	22.4%		
				Associates Degree		4.3%	2.9%	5.3%		
				Bachelors Degree		12.0%	7.7%	16.8%		
				Graduate or Professional Degree		5.0%	3.6%	10.2%		
				Total		100.0%	100.0%	100.0%		
				Source: 2000 U.S. Census; * Note: Based upon persons 18 years and older						

23	2	2.5 Racial Composition in Bowling Green, Caroline County, and the State of Virginia	<table border="1"> <thead> <tr> <th>Race</th> <th>Bowling Green</th> <th>Caroline County</th> <th>Virginia</th> </tr> </thead> <tbody> <tr> <td colspan="4">1990</td> </tr> <tr> <td>White</td> <td>72.6%</td> <td>60.7%</td> <td>77.4%</td> </tr> <tr> <td>Black</td> <td>26.8%</td> <td>37.7%</td> <td>18.8%</td> </tr> <tr> <td>American Indian, Eskimo, or Aleut.</td> <td>0.0%</td> <td>1.1%</td> <td>0.3%</td> </tr> <tr> <td>Asian or Pacific Islander</td> <td>0.3%</td> <td>0.3%</td> <td>2.6%</td> </tr> <tr> <td>Other Race</td> <td>0.3%</td> <td>0.2%</td> <td>0.9%</td> </tr> <tr> <td colspan="4">2000</td> </tr> <tr> <td>White</td> <td>80.1%</td> <td>62.6%</td> <td>72.3%</td> </tr> <tr> <td>Black</td> <td>18.4%</td> <td>34.4%</td> <td>19.6%</td> </tr> <tr> <td>American Indian, Eskimo, or Aleut.</td> <td>0.5%</td> <td>0.8%</td> <td>0.3%</td> </tr> <tr> <td>Asian or Pacific Islander</td> <td>0.0%</td> <td>0.4%</td> <td>3.8%</td> </tr> <tr> <td>Other Race</td> <td>0.3%</td> <td>0.0%</td> <td>2.0%</td> </tr> </tbody> </table> <p><small>Source: 1990-2000 U.S. Censuses</small></p>	Race	Bowling Green	Caroline County	Virginia	1990				White	72.6%	60.7%	77.4%	Black	26.8%	37.7%	18.8%	American Indian, Eskimo, or Aleut.	0.0%	1.1%	0.3%	Asian or Pacific Islander	0.3%	0.3%	2.6%	Other Race	0.3%	0.2%	0.9%	2000				White	80.1%	62.6%	72.3%	Black	18.4%	34.4%	19.6%	American Indian, Eskimo, or Aleut.	0.5%	0.8%	0.3%	Asian or Pacific Islander	0.0%	0.4%	3.8%	Other Race	0.3%	0.0%	2.0%
Race	Bowling Green	Caroline County	Virginia																																																				
1990																																																							
White	72.6%	60.7%	77.4%																																																				
Black	26.8%	37.7%	18.8%																																																				
American Indian, Eskimo, or Aleut.	0.0%	1.1%	0.3%																																																				
Asian or Pacific Islander	0.3%	0.3%	2.6%																																																				
Other Race	0.3%	0.2%	0.9%																																																				
2000																																																							
White	80.1%	62.6%	72.3%																																																				
Black	18.4%	34.4%	19.6%																																																				
American Indian, Eskimo, or Aleut.	0.5%	0.8%	0.3%																																																				
Asian or Pacific Islander	0.0%	0.4%	3.8%																																																				
Other Race	0.3%	0.0%	2.0%																																																				
24	2	2.6 Population Projections 1, Based on 6% Increase per Decade	<table border="1"> <thead> <tr> <th>Year</th> <th>Population</th> <th>Percent Increase</th> </tr> </thead> <tbody> <tr> <td>2000</td> <td>936</td> <td>-</td> </tr> <tr> <td>2010</td> <td>992</td> <td>6.0%</td> </tr> <tr> <td>2020</td> <td>1052</td> <td>6.0%</td> </tr> <tr> <td>2030</td> <td>1115</td> <td>6.0%</td> </tr> </tbody> </table> <p><small>Source: Town of Bowling Green</small></p>	Year	Population	Percent Increase	2000	936	-	2010	992	6.0%	2020	1052	6.0%	2030	1115	6.0%																																					
Year	Population	Percent Increase																																																					
2000	936	-																																																					
2010	992	6.0%																																																					
2020	1052	6.0%																																																					
2030	1115	6.0%																																																					
24	2	2.7 Population Projections 2, Based on 12% Increase per Decade	<table border="1"> <thead> <tr> <th>Year</th> <th>Population</th> <th>Percent Increase</th> </tr> </thead> <tbody> <tr> <td>2000</td> <td>936</td> <td>-</td> </tr> <tr> <td>2010</td> <td>1048</td> <td>12%</td> </tr> <tr> <td>2020</td> <td>1174</td> <td>12%</td> </tr> <tr> <td>2030</td> <td>1315</td> <td>12%</td> </tr> </tbody> </table> <p><small>Source: Town of Bowling Green</small></p>	Year	Population	Percent Increase	2000	936	-	2010	1048	12%	2020	1174	12%	2030	1315	12%																																					
Year	Population	Percent Increase																																																					
2000	936	-																																																					
2010	1048	12%																																																					
2020	1174	12%																																																					
2030	1315	12%																																																					
25	2	2.8 Population Projections 3, Based on Future Land Use	<table border="1"> <thead> <tr> <th>Year</th> <th>Population</th> <th>Percent Increase</th> </tr> </thead> <tbody> <tr> <td>2000</td> <td>936</td> <td>-</td> </tr> <tr> <td>2010</td> <td>1100</td> <td>17.5%</td> </tr> <tr> <td>2020</td> <td>1700</td> <td>54.5%</td> </tr> <tr> <td>2030</td> <td>2300</td> <td>35.3%</td> </tr> </tbody> </table> <p><small>Source: Town of Bowling Green</small></p>	Year	Population	Percent Increase	2000	936	-	2010	1100	17.5%	2020	1700	54.5%	2030	2300	35.3%																																					
Year	Population	Percent Increase																																																					
2000	936	-																																																					
2010	1100	17.5%																																																					
2020	1700	54.5%																																																					
2030	2300	35.3%																																																					
31	3	3.1 Hydrologic Soil Group	<p>A - Low runoff potential. Soils have high infiltration rates even when thoroughly saturated. B - Soils having moderate infiltration rates when thoroughly saturated. C - Soils having slow infiltration rates when thoroughly saturated. D - High runoff potential. Soils have very slow infiltration rates when thoroughly saturated.</p> <p>Erodibility factor (K) indicates the susceptibility of different soil types to the forces of erosion.</p> <table border="1"> <thead> <tr> <th>Soil Type</th> <th>Erodibility - K Factor range</th> <th>Hydrologic soil group</th> </tr> </thead> <tbody> <tr> <td>Bama</td> <td>moderate - if sandy loam</td> <td>B</td> </tr> <tr> <td>Emporia</td> <td>moderate or high - if loamy sand</td> <td>C</td> </tr> <tr> <td>Kempsville</td> <td>moderate</td> <td>B</td> </tr> <tr> <td>Remlik</td> <td>low</td> <td>A</td> </tr> <tr> <td>Slagle</td> <td>moderate or high - if loam or silt loam</td> <td>C</td> </tr> </tbody> </table> <p><small>Source: VA Erosion and Sediment Control Handbook, 1992</small></p>	Soil Type	Erodibility - K Factor range	Hydrologic soil group	Bama	moderate - if sandy loam	B	Emporia	moderate or high - if loamy sand	C	Kempsville	moderate	B	Remlik	low	A	Slagle	moderate or high - if loam or silt loam	C																																		
Soil Type	Erodibility - K Factor range	Hydrologic soil group																																																					
Bama	moderate - if sandy loam	B																																																					
Emporia	moderate or high - if loamy sand	C																																																					
Kempsville	moderate	B																																																					
Remlik	low	A																																																					
Slagle	moderate or high - if loam or silt loam	C																																																					
32	3	3.2 Tolerance and Suitability of Soils to Development	<table border="1"> <thead> <tr> <th>Feature</th> <th>Description</th> <th>Tolerance/Suitability</th> </tr> </thead> <tbody> <tr> <td></td> <td>Soil with a high moisture content</td> <td>Such soils perform an important water storage function; when</td> </tr> </tbody> </table>	Feature	Description	Tolerance/Suitability		Soil with a high moisture content	Such soils perform an important water storage function; when																																														
Feature	Description	Tolerance/Suitability																																																					
	Soil with a high moisture content	Such soils perform an important water storage function; when																																																					

Wet soil	because of a high water table or poor drainage; often a seasonal problem.	septic tanks are used, water supply may be contaminated; foundations settle and crack; stagnant pools may exist during certain periods.
Impervious soil	Dense soil inhibits the free flow of water; such soils usually have a high clay content.	Impermeability of soil may cause septic tanks to overflow and contaminate water supply; unsuitable for development without public water supply and sewage.
Poor Load bearing soil	Soils unable to support structures such as roads and buildings; usually easily compacted because of moisture content, particle size, or where excessive internal spaces or voids are present; filled lands, mineral or industrial waste piles often have these characteristics.	Generally unsuitable for Intensive development because of difficulty and cost of construction.
Shrink/Swell soil	Soils with the potential to shrink or swell; often have high clay content.	Generally unsuitable for foundations of beds of permanent structures such as buildings and roads.

Source: CBLAD Local Assistance Manual

36 3 3.3 Tolerance and Suitability of Topography to Development

Feature	Description	Tolerance/Suitability
Flat Land	Land with no significant slope; 0 - 2 percent	Depending upon other conditions, flat land is highly suitable for and tolerant to development.
Low Slope	Slope generally between 2 and 7 percent.	Fairly tolerant to development although excessive removal of ground cover may cause erosion; generally are good sites for residential development.
Moderate Slope	Slope generally between 8 and 15 percent.	High construction costs; loss of ground cover will cause erosion and frequent land slippage; often of scenic beauty.
Steep Slope	Slope generally between 16 and 24 percent.	Development causes erosion problems; major site engineering may be necessary; difficult to farm; suitable for recreation; often of scenic beauty.
Very Steep Slope	Slope generally greater than 25 percent.	Development causes severe problems, major site engineering necessary, unsuitable for most development, often of scenic beauty.

Source: CBLAD Local Assistance Manual

39 3 3.4 Town of Bowling Green Well Information, 2006

		Well #1A	Well #4	Well #5
Location		Chase Street	Cedar Lane	Broaddus Avenue
VDH Permit#		6033550	6033550	6033550
Maximum Day		0.1471 MG	0.1236 MG	0.0000 MG
Water Withdrawal Amount per month in MG: January - December 06	Jan	1.7919	2.8650	0
	Feb	2.1475	2.2833	0
	Mar	2.3379	2.5561	0
	Apr	2.1686	2.0400	0.0473
	May	2.7591	2.2232	0.0671
	Jun	3.0883	2.2649	0
	Jul	2.2474	1.7513	1.2450
	Aug	1.6942	0.0614	3.3970
	Sep	1.3586	0.0589	2.3740
	Oct	1.4781	0.0596	2.5750
	Nov	1.3075	0.0553	2.3130
	Dec	1.3393	0.0562	2.2310

Source: Town of Bowling Green

40

3

3.5 Underground Storage Tanks in Bowling Green

Owner and Product	Tax Parcel Number	Tank size (gallons)	Tank Composition	Date Installed
Q Mart Shell 150 E. Broaddus Avenue	43A2-2B-1A			
Gasoline		12,000	Steel	June 1995
Gasoline		12,000	Steel	June 1995
Diesel and Kerosene compartments		12,000 (two 6,000 compartments)	Steel	June 1995
Q Mart Sunoco 133 E. Broaddus Avenue	43A2-A-4			
Gasoline		8,000	Fiberglass	May 1988
Gasoline		8,000	Fiberglass	May 1988
Gasoline/Diesel		8,000	Fiberglass	May 1988
Kerosene		2,000	Fiberglass	May 1988
Main Street Auto Care 101 S. Main Street	43A2-A-35			
Gasoline		4,000	Fiberglass	2000
Gasoline		4,000	Fiberglass	2000
Food Mart Chevron 18131 AP Hill Boulevard	44-A-1B			
Gasoline		4,000	Steel	1981
Diesel		4,000	Steel	1981
Kerosene		3,000	Steel	1981
Bowling Green Fire Dept. 130 Courthouse Lane	43A2-A5-1A			
Gasoline		1,000	Fiberglass	May 1981
Caroline County Ennis Street	43A2-A56			
Gasoline		3,000	Steel	May 1971
Diesel		2,500	Steel	May 1968

Source: Virginia Department of Environmental Quality/Town of Bowling Green

44

3

3.6 List of Septic Tanks by Street and Use.

Street	Total Number	Residential	Commercial
A.P. Hill Boulevard	11	2	9
Alsop Lane	1	1	0
E. Broaddus Avenue	7	2	5
W. Broaddus Avenue	1	1	0
Cedar Lane	2	2	0
Chase Street	10	9	1
Courthouse Lane	5	5	0
Elliott Drive	2	2	0
Gill Street	2	2	0
Hoomes Circle	3	3	0
Lacy Lane	3	3	0
Lafayette Avenue	13	13	0
Lakewood Road	6	6	0
N. Main Street	3	3	0
Martin Street	1	1	0
Maury Avenue	2	2	0
Milford Street	1	1	0
Paige Road	1	1	0
Sunset Drive	6	6	0
Travis Street	1	1	0
Trewalla Lane	4	4	0
Total	85	70	15

Source: Town of Bowling Green, 2007

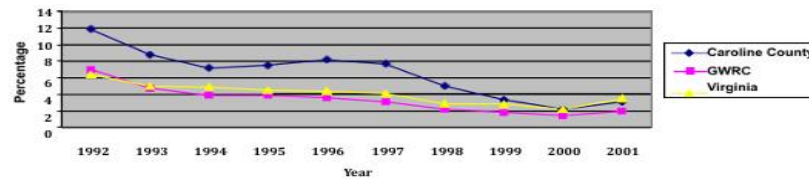
45	3	3.7 Water Withdrawal Requirements Prior to New Well Put Online in 2006	Category of Need	Reduced Residential Connection Demand	Standard Residential Connection Demand					
			Current/Existing Demand	Well capacity adequate	Additional 136 gpm well capacity required					
			Immediate need	Well capacity adequate	Additional 156 gpm well capacity required					
			Short Term and Immediate Need	Well capacity adequate	Additional 174 gpm well capacity required					
			Total Need Including Future/Potential Need	Additional 151 gpm well capacity needed	Additional 345 gpm well capacity needed					
<i>Source: R. Stuart Royer, Consulting Engineers, 2000</i>										
55	4	4.1 Housing Trends in Bowling Green, Caroline County, and the State of Virginia	Timeframe	Bowling Green Housing Units		Caroline County Housing Units		Virginia Housing Units		
			Year	Total	Occupied	Total	Occupied	Total	Occupied	
			1980	269	253	6,527	5,721	1,998,693	1,863,073	
			1990	302	292	7,292	6,631	2,496,334	2,291,830	
			2000	425	387	8,889	8,021	2,904,192	2,699,173	
<i>Source: 1980-2000 U.S. Censuses</i>										
55	4	4.2 Persons Per Household, 1990-2000	Location		1990	2000				
			Bowling Green		2.23	2.10				
			Caroline County		2.86	2.69				
			Virginia		2.61	2.54				
<i>Source: 1990-2000 U.S. Censuses</i>										
56	4	4.3 Owner Occupied and Rental Housing Units, 1980-2000	Timeframe	Bowling Green Occupied Housing Units		Caroline County Occupied Housing Units		Virginia Occupied Housing Units		
			Year	Owner	Renter	Owner	Renter	Owner	Renter	
			Number of Owner Occupied and Rental Housing Units							
			1980	179	74	4,568	1,153	1,221,558	641,518	
			1990	149	143	5,303	1,328	1,519,521	772,309	
			2000	223	164	6,571	1,450	1,837,939	861,234	
			Percentage of Owner and Rental Housing Units							
			1980	70.8%	29.2%	79.8%	20.2%	65.6%	34.4%	
			1990	51.0%	49.0%	80.0%	20.0%	66.3%	33.7%	
			2000	57.6%	42.4%	81.9%	18.1%	68.1%	31.9%	
			Percent Change, 1980-1990 and 1990-2000							
1980-1990	-16.8%	93.2%	16.1%	15.2%	24.4%	20.4%				
1990-2000	49.7%	14.7%	23.9%	9.2%	21.0%	11.5%				
<i>Source: 1980-2000 U.S. Censuses</i>										
56	4	Fig 4.1 Owner Occupied and Rental Housing Units, 1980-2000								
			<i>Source: 1980-2000 U.S. Censuses</i>							

57	4	4.4 Housing Composition, 2000	Housing Type				Bowling Green		Caroline County		Virginia	
				#	%	#	%	#	%			
			Total Housing Units	420	-	8,889	-	2,904,192	-			
			Single Family	316	75.2%	7,533	84.7%	2,090,142	72.0%			
			2-4 Units Per Structure	82	19.5%	156	1.8%	154,262	5.3%			
			5 or More Units	20	4.8%	86	1.0%	471,160	16.3%			
			Manufactured Housing	2	.5%	1,088	12.2%	185,282	6.4%			
<i>Source: 2000 U.S. Census</i>												
57	4	4.5 Housing Quality Characteristics (Percentage of Occupied Units), 2000	Housing Quality Characteristic				Bowling Green		Caroline County		Virginia	
			Lacking Complete Plumbing Facilities				0.0%		2.2%		0.7%	
			Lacking Complete Kitchen Facilities				0.5%		1.4%		0.5%	
			1.01 persons or more per room				2.0%		3.5%		3.2%	
<i>Source: 2000 U.S. Census</i>												
58	4	4.6 Year Structure Built (as of the 2000 U.S. Census)	Year Structure Built		Bowling Green		Caroline County		Virginia			
			1980- March 2000		20.7%		44.4%		39.6%			
			1940-1980		56.0%		46.2%		51.3%			
			1939-earlier		23.3%		9.4%		9.1%			
<i>Source: 2000 U.S. Census</i>												
58	4	4.7 Housing Cost, 1990-2000			Bowling Green		Caroline County		Virginia			
			Median Contract Rent									
			1990		\$271		\$288		\$411			
			2000		\$525		\$587		\$650			
			Change 1990-2000		93.7%		103.8%		98.6%			
			Median Value, Owner Occupied Housing									
			1990		\$98,000		\$64,700		\$91,000			
			2000		\$120,000		\$88,900		\$125,400			
Change 1990-2000		22.5%		37.4%		37.8%						
<i>Source: 2000 U.S. Census</i>												
60	5	5.1 Employment by Type, 2000	Occupations				Bowling Green		Caroline County		Virginia	
				#	%	#	%	#	%			
			Management, professional, & related	128	32.9%	2,493	23.8%	1,304,906	38.2%			
			Service	64	16.5%	1,620	15.5%	468,179	13.7%			
			Sales & office	104	26.7%	2,897	27.6%	868,527	25.5%			
			Farming, fishing, & forestry	4	1.0%	77	0.7%	16,336	0.5%			
			Construction, extraction, & maintenance	46	11.8%	1,432	13.7%	327,733	9.6%			
			Production, transportation, & material moving	43	11.1%	1,965	18.7%	426,966	12.5%			
			<i>Source: 2000 U.S. Census</i>									
61	5	5.2 Labor Force and Unemployment Trends, 1992-2001	Year	Caroline County		GWRC		Virginia				
			Civilian Labor Force									
			1992	10,767		99,851		3,359,000				
			1993	10,495		100,786		3,372,000				
			1994	10,408		104,620		3,422,000				

1995	10,279	108,791	3,495,557
1996	9,946	109,332	3,389,493
1997	10,097	111,681	3,523,241
1998	10,124	115,212	3,487,418
1999	10,537	119,571	3,528,041
2000	10,778	125,362	3,609,703
2001	11,690	128,298	3,675,345
Employment			
1992	9,489	92,846	3,145,000
1993	9,567	96,038	3,203,000
1994	9,661	100,510	3,255,000
1995	9,512	104,584	3,337,946
1996	9,131	105,390	3,240,040
1997	9,324	108,174	3,379,683
1998	9,617	112,697	3,385,677
1999	10,187	117,369	3,429,908
Unemployment Rate			
1992	11.9%	7.0%	6.4%
1993	8.8%	4.7%	5.0%
1994	7.2%	3.9%	4.9%
1995	7.5%	3.9%	4.5%
1996	8.2%	3.6%	4.4%
1997	7.7%	3.1%	4.1%
1998	5.0%	2.2%	2.9%
1999	3.3%	1.8%	2.8%
2000	2.2%	1.4%	2.2%
2001	3.1%	2.0%	3.5%

Source: Virginia Employment Commission

63 5 Fig 5.1 Unemployment Trends, 1990-1997



Source: Virginia Employment Commission

63 5 5.3 Median Household Income, 2000

Locality	Median Household Income	% of Virginia Household Income
Bowling Green	\$32,250	69.1%
Caroline	\$39,845	85.4%
King George	\$49,882	106.9%
Spotsylvania	\$57,525	123.2%
Stafford	\$66,809	143.1%
Fredericksburg	\$34,585	74.1%
Virginia	\$46,622	100%

Virginia	\$46,677	100%
----------	----------	------

Source: 2000 U.S. Census

63 5 5.4 Household Income by Income Range, 2000

Income	Bowling Green		Caroline County		Virginia	
	# of HH's	%	# of HH's	%	# of HH's	%
Less than \$10,000	54	13.9 %	541	6.7%	214,076	7.9%
\$10,000 to \$14,999	47	12.1 %	535	6.7%	141,948	5.3%
\$15,000 to \$24,999	54	13.9 %	1,070	13.3 %	308,532	11.4%
\$25,000 to \$34,999	52	13.4 %	1,223	15.2 %	326,821	12.1%
\$35,000 to \$49,999	55	14.1 %	1,532	19.1 %	444,682	16.5%
\$50,000 to \$74,999	56	14.4 %	1,761	21.9 %	549,412	20.3%
\$75,000 to \$99,999	32	8.2%	791	9.9%	307,107	11.4%
\$100,000 to \$149,999	33	8.5%	423	5.3%	254,948	9.4%
\$150,000 or more	6	1.5%	149	1.8%	152,809	5.7%

Source: 2000 U.S. Census

65 5 5.5 Taxable Sales in Caroline County, 1993, 1996 and 2001

Business Classification	# of Registered Dealers	Taxable Sales
1993		
Apparel Group	0	\$0
Automotive Group	49	\$4,801,573
Food Group	79	\$23,963,261
Furniture, Home Furnishings, & Equipment Group	5	\$364,358
General Merchandise Group	32	\$4,209,503
Lumber, Building Materials, & Supply Group	14	\$2,062,850
Fuel Group	4	\$2,771,372
Machinery, Equipment and Supplies Group	12	\$1,599,534
Hotels, Motels, Tourist Camps, Etc. Group	10	\$2,886,926
Miscellaneous Group	108	\$2,523,802
Alcoholic Beverage	1	\$35,492
Other Miscellaneous & Unidentifiable Group	38	\$10,340,775
Total	352	\$56,059,446
1996		
Apparel Group	9	\$134,249
Automotive Group	48	\$4,564,175
Food Group	78	\$26,935,134
Furniture, Home Furnishings, & Equipment Group	6	\$447,544
General Merchandise Group	26	\$4,448,159
Lumber, Building Materials, & Supply Group	13	\$3,239,444
Fuel Group	4	\$3,984,877
Machinery, Equipment and Supplies Group	14	\$1,813,323
Hotels, Motels, Tourist Camps, Etc. Group	8	\$2,149,270
Miscellaneous Group	123	\$3,732,767
Alcoholic Beverage	1	\$472,065
Other Miscellaneous & Unidentifiable Group	37	\$13,430,607
Total	367	\$65,351,614
2001		
Apparel Group	8	\$41,919
Automotive Group	33	\$7,546,755
Food Group	85	\$49,011,658
Furniture, Home Furnishings, & Equipment Group	7	\$441,250
General Merchandise Group	36	\$6,927,518
Lumber, Building Materials, & Supply Group	14	\$2,491,132
Fuel Group	0	\$0
Machinery, Equipment and Supplies Group	17	\$2,186,759
Hotels, Motels, Tourist Camps, Etc. Group	9	\$3,428,205
Miscellaneous Group	195	\$8,434,943
Alcoholic Beverage	2	\$487,156
Other Miscellaneous & Unidentifiable Group	35	\$6,601,275
Total	441	\$87,598,570

Source: Taxable Sales in Virginia Counties and Cities, VA. Department of Taxation 1993, 1996, 2001

66 5 5.6 Caroline County Commuting Patterns, 2000

Into	From	Number	From	Into	Number
Caroline	Spotsylvania	382	Caroline	Hanover	1,550
	Hanover	179		Spotsylvania	1,040
	King George	124		Henrico	676

	Henrico	114		Fredericksburg	620
	Stafford	84		Richmond	612
	Fredericksburg	79		Stafford	331
	King William	71		Washington, D.C.	249
	Essex	68		King George	226
	Richmond	71		Fairfax	190
	King & Queen	54		Prince William	163
	Chesterfield	38		Arlington	104
	Reside Elsewhere	397		Work Elsewhere	573
Total		1,661	Total		6,334

70 6 6.1 Average Annual Daily Traffic (AADT)

	Route	From	To	AADT	Year	AADT	Year	AADT	Year
Primary Highways									
1	Rte 2	Rte 301 Bus.	NCL Bowling Green	5,800	1996	6,100	2001	6,494	2006
2	Rte 207	Rte 207 Bus	Rte 301	6,500	1996	6,700	2001	9,153	2006
3	Rte 207 Bus.	WCL Bowling Green	Rte 2/Rte 301 Bus.	2,000	1996	5,200	2001	5,328	2006
4	Rte 301/Rte 2	SCL Bowling Green	Rte 2	5,500	1996	5,800	2001	6,479	2006
5	Rte 301 Bus.	Rte 2	SCL Bowling Green	3,600	1996	3,700	2001	3,079	2006
6	Rte 301	Rte 301 Bus. S	Rte 301 Bus. N	6,600	1995	7,300	2001	11,036	2006
7	Rte 301	Rte 301 Bus. N	Rte 608	11,000	1995	9,400	2001	11,912	2006
Secondary Highways									
8	Milford St.	Rte 207	WCL Bowling Green	829	1995	660	2001	527	2006
9	Milford St.	WCL Bowling Green	Rte 301 Bus. S	1,930	1995	1,500	2001	1,539	2007
10	Chase St.	Rte 301 Bus.	Ennis St.	2,002	1995	1,400	2001	1,502	2006
11	Chase St.	Ennis St.	Route 301	981	1995	740	2001	805	2006
12	Maury Ave.	Rte 1216	Route 301	527	1997	350	2001	N/A	N/A
13	Anderson Ave.	Milford St.	Route 207	1,090	1995	950	2001	1,149	2007
14	Davis Ct.	N. Main St.	Dead End	1,491	1995	650	2001	590	2007
15	Courthouse Ln	Ennis St.	Route 1229	1,377	1995	1,000	2001	1,066	2007

Source: Virginia Department of Transportation

71 6 6.2 Recommended Rights of Way

Functional Classification	Recommended Right Of Way Widths
Principal Arterials	120 to 200 feet
Minor Arterials	90 to 120 feet
Major Collectors	70 to 90 feet
Minor Collectors	70 to 90 feet
Local Streets	40 to 80 feet

Source: VDOT Geometric Design Standards

81-84 8 N/A Historic Resources and Preservation Efforts

ADDRESS	TAX PARCEL	BUILT	OUTBUILDINGS	BUILT
106 Anderson Avenue	171-5001-0073	ca. 1900		
110 Anderson Avenue	171-5001-0075	ca. 1850		
116 Anderson Avenue	171-5001-0076	ca. 1840		
103 East Broaddus Avenue	171-5001-0131;171-015	1902		
108 East Broaddus Avenue	171-5001-0138	ca. 1940		
111 East Broaddus Avenue	171-5001-0133	1907		
115 East Broaddus Avenue	171-5001-0134	1905		
120 East Broaddus Avenue	171-5001-0140	ca. 1920		
124 East Broaddus Avenue	171-5001-0135	1905		
125 East Broaddus Avenue	171-5001-0137	ca. 1940		
108 Butler Street	171-5001-0282	ca. 1910	Shed	ca. early 20th Century
117-119 Butler Street	171-5001-0280	ca. 1942		
108 Cary Street	171-5001-0169	ca. 1930		
109 Cary Street	171-5001-0167	ca. 1930	Garage	
108 Coghill Street	171-5001-0114	ca. 1950		
112 Coghill Street	171-5001-0115	ca. 1950		
116 Coghill Street	171-5001-0116	ca. 1950		
124 Coghill Street	171-5001-0118	ca. 1950		
105 Courthouse Lane	171-5001-0258	ca. 1840		
109 Courthouse Lane	171-5001-0260	ca. 1875		
ADDRESS TAX PARCEL BUILT OUTBUILDINGS BUILT				
118 Courthouse Lane	171-5001-0266	ca. 1950		
133 Courthouse Lane	171-5001-0265	ca. 1940		
111 Davis Court	171-5001-0150	ca. 1950		
112 Davis Court	171-5001-0253	ca. 1950		

211 South Main Street	171-5001-0287	ca. 1925		
106 Maury Avenue	171-5001-0166	ca. 1920	Barn	ca. 1920
107 Maury Avenue	171-5001-0024	ca. 1920		
109 Maury Avenue	171-5001-0025	ca. 1920		
110 Maury Avenue	171-5001-0165	ca. 1920		
114 Maury Avenue	171-5001-0164	ca. 1900		
115 Maury Avenue	171-5001-0151	ca. 1930		
116 Maury Avenue	171-5001-0174	ca. 1950		
117 Maury Avenue	171-5001-0152	ca. 1920		
120 Maury Avenue	171-5001-0163	ca. 1950		
121 Maury Avenue	171-5001-0153	ca. 1920		
127 Maury Avenue	171-5001-0154	ca. 1920		
128 Maury Avenue	171-5001-0162	ca. 1910		
130 Maury Avenue	171-5001-0161	ca. 1940		
133 Maury Avenue	171-5001-0155	ca. 1950		
134 Maury Avenue	171-5001-0160	ca. 1900		
137 Maury Avenue	171-5001-0156	ca. 1940		
138 Maury Avenue	171-5001-0159	ca. 1950		
140 Maury Avenue	171-5001-0158	ca. 1930		

ADDRESS	TAX PARCEL	BUILT	OUTBUILDINGS	BUILT
104 Milford Street	171-5001-0051	ca. 1940		
105 Milford Street	171-5001-0096	ca. 1940		
106 Milford Street	171-5001-0052	ca. 1950	Shed	ca. 1950
110 Milford Street	171-5001-0053	ca. 1850		
113 Milford Street	171-5001-0093	ca. 1930		
114 Milford Street	171-5001-0054	ca. 1890		
118 Milford Street	171-5001-0055	ca. 1830	Shed	ca. early 20th Century
123 Milford Street	171-5001-0091	ca. 1850		
124 Milford Street	171-5001-0057	ca. 1890	Garage	ca. early 20th Century
128 Milford Street	171-5001-0058	ca. 1890	Shed	ca. early 20th Century
134 Milford Street	171-5001-0059	ca. 1850		
138 Milford Street	171-5001-0060	ca. 1890		
139 Milford Street (Lost in 1972)	171-5001-0086	ca. 1930		
141 Milford Street	171-5001-0085	ca. 1920		
142 Milford Street	171-5001-0061	ca. 1890	Garage	ca. early 20th Century
144 Milford Street	171-5001-0062	ca. 1890	Garage	ca. early 20th Century
147 Milford Street	171-5001-0084	ca. 1880		
152 Milford Street	171-5001-0063;171-014	ca. 1890		
200 Milford Street	171-5001-0064	ca. 1940		
203 Milford Street	171-5001-0082	ca. 1880		
206 Milford Street	171-5001-0065	ca. 1920		
207 Milford Street	171-5001-0081	ca. 1930		
210 Milford Street	171-5001-0066	ca. 1920	Barn, Shed	1920, 1920
211 Milford Street	171-5001-0080	ca. 1890	Shed, Shed, Shop	1890, 1930, 1950
214 Milford Street	171-5001-0067	ca. 1950		
215 Milford Street	171-5001-0079	ca. 1890		
220 Milford Street	171-5001-0068	ca. 1920		
222 Milford Street	171-5001-0069	ca. 1900		
231 Milford Street	171-5001-0072	ca. 1950		
232 Milford Street	171-5001-0071	ca. 1890		
121 Trewalla Lane	171-5001-0088	ca. 1920		
125 Trewalla Lane	171-5001-0089	ca. 1900		
127 Trewalla Lane	171-5001-0090	ca. 1900		
107 Virginia Avenue				
Broadhurst Farm Outbuildings	171-5001-0283		Barn	ca. 1900
	171-5001-0284		Garage	ca. 1900
	171-5001-0285		Corncrib	ca. 1900
123 Virginia Avenue	171-5001-0148	ca. 1825	Smokehouse	ca. 19th Century

92

9

9.1

Land Use – Existing and Future

Existing Land Use	Households	Percent	Acres	Percent	Future Land Use	Acres	Percent
Residential (R1)	343	80.1%	200.3	19.7%	Low Density Residential	523.4	51.5%
Residential (R2 & R3)	78	18.2%	13.3	1.3%	Moderate Density Residential	13.3	1.3%
Planned Unit Development	0	0%	0.0	0.0%	High Density/Mixed Use	0.0	0.0%
Commercial (B1 & B2)	2	.5%	60.4	5.7%	Commercial	165.3	16.1%
Industrial (M1)	0	0%	0.0	0.0%	Limited (Light) Industry	6.6	0.6%
Agricultural (A1)	4	1.0%	190.9	18.8%	Agricultural	0.0	0.0%
Conservation/Historic (A-1)	1	.2%	126.8	12.5%	Conservation/Historic (A-1)	126.8	12.5%

Right of Way			155.7	15.4%	Right-of-Way	155.7	15.4%
Institutional/Public Lands			26.2	2.6%	Institutional/Public Lands	26.2	2.6%
Encroachment Potential Areas			0.0	0.0%	Encroachment Potential Areas	0.0	0.0%
Vacant/Undeveloped			243.7	24.0%	Not Applicable	-	-
Total	428	100.0%	1017.3	100.0%	Total	1017.3	100.0%

Source: Town of Bowling Green

102 10 N/A Chapter 10 – Goals and Implementation Plans Legend

Planning Commission	PC
Economic Development Authority	EDA
Town Manager	TM
Zoning Administrator	ZA
Public Works Director	PWD
Bowling Green Town Council	Council
All of the Above	BGTG

The goals below are organized into general areas of consideration. The category is followed by a primary goal, supported by multiple implementation directives with explanation.

108 10 N/A Sewer

Sewer

Totals do not include County reserve and usage

Current Usage		Amount (gallons per day)	% of capacity used	Actions Triggered
Max Capacity Permitted		250,000		None
Total Average Usage by Town		98,000	39.2 %	
▪ Residential		51,156	20.4 %	
▪ Commercial		29,890	12.0 %	
▪ Inflow and Infiltration		16,954	6.8 %	
Caroline County Reserve		45,000	18.0%	
Unused Capacity		107,000	42.8 %	
Tier 1 Growth Cap	New Growth GPD	Total GPD	Capacity used	
Total Max Usage	25,000	123,000	60.0 %	
▪ Residential	9,944	61,100	29.8 %	
▪ Commercial	4,760	34,650	16.9 %	
▪ Inflow and Infiltration	46	17,000	8.3 %	
▪ Reserve	10,250	10,250	5.0 %	
Unused Capacity		82,000	40.0%	
Tier 2 Growth Cap	New Growth GPD	Total GPD	Capacity used	
Total Max Usage	20,500	143,500	70.0 %	<ul style="list-style-type: none"> Break Ground on Project Secure Amended Permit
▪ Residential	9,225	70,325	34.3 %	
▪ Commercial	6,150	40,800	19.9 %	
▪ Inflow and Infiltration	0	17,000	8.3 %	
▪ Reserve	5,125	15,375	7.5 %	
Unused Capacity		61,500	30.0%	

109 10 N/A Water

Current Usage	Total Production GPD	Capacity used
Total Permitted Daily Production	190,465	
Total Average Usage	153,000	80.3%
▪ Residential	92,070	48.3 %
▪ Commercial	34,050	17.9 %
▪ Unaccounted for water loss	26,880	14.1 %
Unused Capacity	37,465	19.7%



Planning Commission Memorandum

TO: The Honorable Members of the Planning Commission
FROM: Darla Odom
COPY: India Adams-Jacobs, Town Manager
SUBJECT: **Comprehensive Plan Review – Commission Evaluation of Current Plan’s Goals and Implementation Plans**
DATE: March 19, 2026

SUMMARY:

A Comprehensive Plan describes the future vision for a community and serves as a decision making guide for its public officials.

The purpose of a comprehensive plan is to guide and accomplish a coordinated, adjusted, and harmonious development of the locality’s territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity, and general welfare of the inhabitants, including the elderly and persons with disabilities.

While general in nature, the Comprehensive Plan establishes goals for the future development of the Town. The most successful Comprehensive Plans include clear strategies to implement the Plan’s goals to better determine desired outcomes.

BACKGROUND:

As part of the Town’s current Comprehensive Plan review, an important component for evaluation are the Goals and Implementation Plans. The Town’s existing Comprehensive Plan includes its Goals and Implementation Plans in Chapter 10.

Prior their meeting on March 19, 2026, the Planning Commission is asked to evaluate the existing Plan goals and implementation strategies. These will be discussed at their March meeting to provide guidance to staff as review of the Plan continues.

RECOMMENDATION:

Provide for the Commission’s review prior to the upcoming meeting. Commissioners are asked to be prepared evaluate these as a group to offer comments to staff for further evaluation through the current Comprehensive Plan review.

ATTACHMENT:

1. Existing Comprehensive Plan – Chapter 10 – Goals and Implementation Plans

Chapter 10 – Goals and Implementation Plans

Legend:

Planning Commission	PC
Economic Development Authority	EDA
Town Manager	TM
Zoning Administrator	ZA
Public Works Director	PWD
Bowling Green Town Council	Council
All of the Above	BGTG

The goals below are organized into general areas of consideration. The category is followed by a primary goal, supported by multiple implementation directives with explanation.

A. Environment:

Goal: To achieve a pattern of land use that balances water quality and environmental protection with social and economic needs.

Implementation

1. Focus growth in areas most suitable for development to protect environmentally sensitive areas:
 - [PC] Determine soil suitability by referencing County information before development plan reviews. Do not allow development where soil conditions do not support the proposed plans.
 - [PC] Limit development in areas of the Chesapeake Bay Preservation Act with slopes of 15% or greater.

2. Conserve the town's natural and fiscal resources by supporting infill and concentrated development and redevelopment in existing and defined growth areas.
 - [PC] Adhere to the Comprehensive Plan when reviewing potential development plans, recommending projects that follow those guidelines as a rule.
 - [BGTG] Encourage infill growth in the downtown area and commercial district. to reduce the need of expansion into undeveloped areas.
 - [BGTG] Prioritize shared access, parking, and pedestrian walkway improvements to achieve a well-designed and concentrated commercial downtown area. Continue this method as growth occurs in the secondary commercial areas.
 - [PC] Review Subdivision and Zoning Ordinances every two years, as a minimum, to ensure alignment between environmental and development goals. This may involve updates to those ordinances, to the Comprehensive Plan, or both as needs change.

3. Protect the groundwater and surface water resources from an increase in pollution while managing the potable water supply.
 - [Council] Support and maintain communication with the Public Works Director. Encourage consistent reporting to be made aware of issues as early as possible to address them.
 - [TM] Ensure that the job description of the Public Works Director is updated according to the needs of the town.
 - [PWD] Prevent increases in storm water runoff by maintaining Best Management Practices (BMP) at runoff sites, including vegetative buffers and the maintenance thereof.

4. Enlist County, Regional or State Assistance where needed to ensure water quality protection.
 - [TM, ZA] Maintain a cooperative partnership with Caroline County for the enforcement of the town's Chesapeake Bay Preservation Act Program and to address any erosion problems.
 - [TM, ZA] Encourage the use of shared or regional retention basins for existing and future development.
 - [PWD], [TM ZA] Enlist State and County assistance as needed in order to identify possible sources of point and nonpoint pollution in the town such as illegal landfills, underground storage tanks, abandoned wells, failing septic systems, inadequate treatment of organic effluent, and industrial discharges.
 - [BGTG] Educate the town citizenry on ways to conserve water and to minimize impacts on water quality.

5. Protect the natural wooded character of the town.
 - [PC] When reviewing site plans, ensure that trees are retained to the highest extent possible.
 - [Council] will attempt to provide funding for trees to be planted on town properties and in selected areas throughout town.

B. Housing

Goal: To encourage adequate housing in a variety of attractive styles and costs to meet the needs of present and future town residents.

Implementation

1. Assure a scale and density of residential development compatible with adjacent and surrounding land uses, environmental conditions, and supporting infrastructure.
 - [PC] Review the Zoning and Subdivision Ordinances to ensure they allow residential development in areas with surrounding compatible land uses and adequate provision for public utilities.
 - [PC] Review the Zoning and Subdivision Ordinances and Comprehensive Plan

to ensure they allow densities that maximize the use of land for new housing while protecting the environment and surrounding character.

- [TM] Encourage the rehabilitation of existing substandard housing. Coordinate with Caroline County to ensure the Building Code allows for rehabilitation at a reasonable cost.
- [PC] Review the Zoning and Subdivision Ordinances to ensure they require adequate buffers between residential, commercial and industrial uses to protect development from encroachment.

C. Economics

Goal: To promote managed economic growth while preserving the historic character of the town and quality of life of its residents.

Implementation

1. Promote the town as a center of retail trade for Caroline County.
 - [EDA] Maintain and regularly update a marketing plan to promote the town, working with the County Office of Economic Development and Chamber of Commerce as needed.
 - [PC] Conduct an annual review of the land use map in the Comprehensive Plan to ensure it allows for an adequate supply of land zoned for business and industrial development.
 - [Council] Use the EDA's market plan and PC's review to direct the TM to pursue new business.
2. Provide adequate public utilities and services to support commercial and industrial growth.
 - [PWD] Conduct an annual review of the town's existing public utilities and services to ensure that they are adequate to support projected development.
 - [TM] Conduct an annual review of all possible resources, financial and otherwise, that will enable the town to extend utilities and services to areas that have business growth potential.
3. Maintain an Economic Development Program.
 - Support the cooperation to foster collaboration between the TM and Bowling Green EDA with the County Office of Economic Development, County Visitor Center, and County Chamber of Commerce to promote opportunities for potential developers.
 - [EDA] Report to the Council regularly regarding plans and potential avenues of development.
 - The PC, EDA, and Council will have open communication in order to promote cooperation between the bodies, including joint meetings when the need arises to properly collaborate. An annual joint meeting should be considered between the PC and EDA as well as each of them with the Council separately.

D. Transportation

Goal: To provide for the safe, efficient and economical movement of people and goods.

Implementation

1. Plan and coordinate land use development and transportation improvements in such a manner as to establish and maintain a viable town roadway system.
 - [Council],[TM], [PC] Prioritize road transportation improvement projects and pursue funding through multiple avenues.
 - [PC] Private land developers will be required to provide adequate transportation improvements necessary to serve their developments. They must minimize the impact of development on the roadway network by limiting access points, providing joint entrances, and interconnecting adjoining developments.
 - [TM],[PC] Ensure regional and local transportation networks complement each other by cooperating with the County and VDOT on applicable projects.

2. Ensure that the transportation network is designed to be compatible with the environment.
 - [PC] Review the environmental impact of all proposed road projects to ensure that they meet the goals of the Comprehensive Plan.
 - [Council] Improve the environmental setting of the road network by providing for roadway beautification projects, Adopt-a-Highway programs, and corporate sponsored projects.

3. Promote the use and development of sidewalks throughout town.
 - [Council] Review the town's sidewalk system annually and make recommendations for improvement of the system.
 - [Council] Provide funding for new sidewalks if possible using town funds or request funds from Caroline County and VDOT for new sidewalks. In addition the TM will search for grant opportunities.

E. Community Facilities and Services

Goal To provide a variety of community facilities and services to meet the needs of the citizens of Bowling Green.

Implementation

1. Develop a Master Community Facilities and Services Plan to assess the town's current and future public service needs.
 - [TM] Ensure that resources are available to meet the needs of the community.
 - [TM] Develop a plan that reviews Town, County, and State facilities and services so that the town does not duplicate items that are already being provided.

2. [TM], [PWD] Review existing facilities regularly to assess their conditions and need of upkeep or renovation to extend their life.

3. [TM] Pursue grant funding for public facilities and services when available to ease the economic burden of the town.

F. Historic Preservation and Tourism

Goal: To preserve the historic assets of the community while promoting tourism.

Implementation

1. Ensure the protection and preservation of the historical assets of the community.
 - [BGTG] Work with the Caroline County Historical Society, the County Visitor Center, and other organizations to identify and preserve historical assets located in the Town.
 - [PC] Regularly review Federal and State legislation related to historic and cultural preservation and development.
 - [BGTG] Promote Bowling Green as a walk-able historic district. Emphasize the Old Mansion, County Courthouse, Civil War All Historical Markers, and other historic attractions listed on the National Register of Historic Places and the Virginia Landmarks Register.
 - [EDA] Develop and promote tourism programs.

G. Land Use

Goal: To provide a balanced pattern of land use that promotes harmony among existing development, future development, and the natural environment while meeting the town's future growth needs.

Implementation

1. [PC] Ensure that land exists for the controlled growth of residential, commercial, industrial, and institutional uses. Review land use annually and recommend updates if land for a particular use becomes limited.
2. Ensure that land uses are compatible with their surroundings.
 - [PC] Encourage the compatibility of land uses between the Town's Comprehensive Plan and Caroline County's Comprehensive Plan. When reviewing the Town's Plan seek ways to consolidate resources and support the needs of both jurisdictions.
 - [PC] Review all land use applications and the associated impacts to ensure that they are compatible with the Town's environmental protection goals.
 - [PC] Promote infilling of downtown commercial district whenever possible. Limit intensive commercial development of vacant land outside of the 301 Growth District.
 - [TM ZA] Require development proposals to include analysis assessments regarding traffic impact, environmental impact, and other considerations such as noise, odor, smoke, light, building height and scale. Private developers will be required to provide funds to address impact in and adjacent to development.
 - [PC] Maintain the character of the town by easing land use transition. Adequate buffers will be required for new development adjacent to existing residential areas when such new development represents a

change in land use. These buffers will differ based on the intensity of the change.

- [PC] reviews the Zoning and Subdivision Ordinances to ensure adequate setbacks, buffers, and restrictions exist between development areas in the Residential Character Preservation Plan in the Comprehensive Plan.
3. Ensure that vices to promote those land uses are consistent with the town's ability to provide.
- [PC] Conduct an annual review of the [CIP] to ensure funds are provided to support the future land use plans and infrastructure needs of new developments.
 - [PC] Review all development proposals so that the town's ability to provide public services is not jeopardized or exceeds mandated limits.
 - [Council] [TM] Define and implement a process to seek private investment and/or State or Federal grants that will provide funds to support facilities and future land uses.

H. Utility Resource Management Plan

Goal: To responsibly and efficiently provide a means to oversee incoming growth of the Town of Bowling Green. To establish a method of control over the town's resource usage and establish a method of phasing in scaled development to address potential resource capacity concerns.

Implementation:

1. Staff [TM] [PWD] maintains an accurate and accessible current projection of public utility capacity and usage. A corresponding engineering study to verify capacity should also be enacted.
2. This report will establish a baseline usage of current public utility from which to generate the following Plans. The report should also include an estimated impact of expected by-right usage awaiting connection but not yet online.
3. The Planning Commission shall give a recommendation and Council approve an appropriate threshold limiting large development upon reaching a defined percentage of utility capacity. This is beyond the scope of the existing DEQ limit and is intended as a hard stop against large scale projects that would over-encumber the town's ability to provide service to its existing residents.
4. The Planning Commission shall give a recommendation and Council approve a defined projection of land use to direct growth while approaching this limit. This should establish a policy of prioritizing specific land uses incrementally so that uses grow together rather than a single large development absorbing all remaining supply. These brackets may be tiered and tied to related overall caps to serve as a multi-phased growth plan as the town looks to expand its resource capacities.
5. Benchmarks and ratios will be assigned to land use types based on remaining utility access. If the town chooses to establish multiple growth tiers then large developments will be on hold until the corresponding benchmarks of those tiers are met.
6. These metrics are to be reassessed annually at a minimum.
7. The town will establish and continue on an overall utility conservation, maintenance, and expansion plan that will serve future growth without causing undue economic or environmental harm to the community.
8. The town will reach out and work with both inside and outside agencies to complete these goals. The town will be transparent with the public. Efforts will be made to search for grant

- opportunities and other potential ways to improve utility performance, access, and growth.
9. This Plan will be adopted into the Bowling Green Comprehensive Plan as a defined policy in dealing with all site plan and development projects.

Sewer

Totals do not include County reserve and usage

Current Usage		Amount (gallons per day)	% of capacity used	Actions Triggered
Max Capacity Permitted		250,000		None
Total Average Usage by Town		98,000	39.2 %	
▪ Residential		51,156	20.4 %	
▪ Commercial		29,890	12.0 %	
▪ Inflow and Infiltration		16,954	6.8 %	
Caroline County Reserve		45,000	18.0%	
Unused Capacity		107,000	42.8 %	
Tier 1 Growth Cap	New Growth GPD	Total GPD	Capacity used	
Total Max Usage	25,000	123,000	60.0 %	<ul style="list-style-type: none"> ▪ Engineering Study ▪ Project Approval ▪ Financing Secured
▪ Residential	9,944	61,100	29.8 %	
▪ Commercial	4,760	34,650	16.9 %	
▪ Inflow and Infiltration	46	17,000	8.3 %	
▪ Reserve	10,250	10,250	5.0 %	
Unused Capacity		82,000	40.0%	
Tier 2 Growth Cap	New Growth GPD	Total GPD	Capacity used	
Total Max Usage	20,500	143,500	70.0 %	<ul style="list-style-type: none"> ▪ Break Ground on Project ▪ Secure Amended Permit
▪ Residential	9,225	70,325	34.3 %	
▪ Commercial	6,150	40,800	19.9 %	
▪ Inflow and Infiltration	0	17,000	8.3 %	
▪ Reserve	5,125	15,375	7.5 %	
Unused Capacity		61,500	30.0%	

Water

The town's current groundwater withdrawal permit allows for 69,520,000 gallons per year which is 190,465 GPD on average. The current average daily production is 153,000 GPD.

- This total includes unaccounted for water usage from water leaks, flushing of hydrants, use from Caroline County Fire and Rescue (training, filling trucks, etc.)
- Current daily reserve is 37,465 which allows for an additional 124 connections at 300 GPD
- Approval of development that will cause an excess of 190,000 GPD is contingent upon the Virginia Department of Environmental Quality's (VDEQ) approval of a modified withdrawal permit.
- VDEQ will not consider modifying the Town's groundwater withdrawal permit without conditionally approved development plans.

Current Usage	Total Production GPD	Capacity used
Total Permitted Daily Production	190,465	
Total Average Usage	153,000	80.3%
▪ Residential	92,070	48.3 %
▪ Commercial	34,050	17.9 %
▪ Unaccounted for water loss	26,880	14.1 %
Unused Capacity	37,465	19.7%

I. Public Relations and Information Sharing

Goal: To provide pertinent, relevant, and legally required information to the public in a timely manner.

Implementation

1. [BGTG] shall use the Town's website, newsletter, press releases, local government television, newspapers, social media, and other methods and media to provide information to the public.
2. [BGTG] will meet all legal and logical requirements to disseminate and provide access to information that affects the town and surrounding areas swiftly.
3. [BGTG] will facilitate the means for public feedback on public matters and access to public meetings. When emergency or executive orders prohibit physical access, every effort to enable electronic participation will be enacted.
4. [TM] The Town Office will be easily accessible for the public. to communicate with. The staff will be prompt in referring communication to the appropriate channel.
5. [TM] Contact information for elected and appointed officials will be publicly available. to the public to be able to serve as representatives of the town.

J. Improved Coordination and Cooperation

Goal: To develop a collaborative process between the Town of Bowling Green and the various County, State, and Federal Agencies to improve Bowling Green and Caroline County's capacity to address issues.

Implementation

1. [BGTG] Forge and foster a cooperative relationship with the Caroline County Board and Administration. Establish communicative points of contact and if possible establish annual meetings with the equivalent bodies of the town and county.
2. [BGTG] Forge and foster a cooperative relationship between the town and Fort A.P. Hill. Coordinate and hold meetings with the Commander and/or staff to address needs. Ensure prompt notification of A.P. Hill of any proposed actions within 3000 feet of the installation boundary, or any other defined encroachment sensitive zone that is federally mandated.
3. [BGTG] In matters that would greatly affect other agencies, involve said agencies early and address the scope to define all known developmental, zoning, and rezoning proposals. Avoid piecemeal approval of subdivision, zoning, and rezoning requests that will ultimately define a pattern of growth that is unexpected. Be proactive in all matters to achieve responsible growth.



TOWN OF BOWLING GREEN

P.O. Box 468
117 Butler Street
Bowling Green, VA 22427
804-633-6212

Adopted by Town Council February 5, 2026

TEMPORARY MOBILE FOOD VENDING VEHICLES POLICY

Per Town of Bowling Green Zoning Ordinance, temporary mobile food vending vehicles are permitted on properties zoned B-1 and B-2 Business District subject to the approval of a Town Zoning Permit. Any person who wishes to operate a temporary mobile food vending vehicle on commercially zoned private property must acquire an approved Town Zoning Permit. Temporary mobile food vending vehicles permitted under a Town approved Special Events Permit are exempt from these zoning and permitting regulations unless applicable under Virginia Code. Temporary Mobile Food Vending Vehicles will only be permitted for no more than three (3) consecutive calendar days and no more than ten (10) calendar days per month. A permit must be obtained for each time and location a temporary mobile food vending vehicle will be located on property within the Town.

LOCATION AND PERMITTING

1. Property on which a temporary mobile food vending vehicle is located must be privately owned and zoned B-1 or B-2 Business District; or Town-owned public property.
2. Applicants must provide written permission from the property owner or owner's agent for each time and location of the vehicle on the property is planned, stating dates and hours of operation. A copy of this written permission must be submitted with each permit application.
3. Mobile food vending vehicles must be a minimum of 100 feet from a residential zoning district.
4. Mobile food vending vehicles must be a minimum of 100 feet from any brick-and-mortar restaurant.
5. Mobile food vending vehicles shall not block sidewalks and must have a valid vehicle registration.
6. Mobile food vending vehicles must have a current, valid license from the Virginia Department of Health. A copy of this license must be submitted with the permit application.
7. Mobile food vending vehicles must have a current fire inspection certificate. A copy of this certificate must be submitted with the permit application.
8. Mobile food vending vehicle operators must provide a copy of certificate of insurance with a minimum of \$1.0 million Comprehensive General Liability coverage with the Town listed as additionally insured.
9. Mobile food vending vehicle operators must register with the Town of Bowling Green Finance Department and, when applicable under Virginia Code, obtain a Peddler's Business License and remit Meals Tax to the Town of Bowling Green Finance Department by the due date of the following month in which they operate in the Town of Bowling Green.
10. Mobile food vending vehicle operators are responsible for cleanup around the vehicle and daily disposal of trash and grease and gray water disposal in an appropriate manner. No on-site grease or gray water disposal is allowed.
11. Mobile food vending vehicle operators must notify the zoning administrator immediately of any changes or issues encountered.
12. A copy of the current Temporary Mobile Food Vending Vehicle Zoning Permit and required attachments, including a valid and current Virginia Department of Health certificate, must be kept within the mobile food vending vehicle at all times.



TOWN OF BOWLING GREEN

P.O. Box 468
 117 Butler Street
 Bowling Green, VA 22427
 804-633-6212

TEMPORARY MOBILE FOOD VENDING VEHICLE PERMIT

An approved copy of this permit and required attachments including an approved Virginia Health Dept permit must be kept on site at all times.

APPLICANT	LOCATION
Name:	Proposed Site:
Address:	Zoning District:
Phone:	Date(s) of Operation:
Email:	Hours of Operation:
Business Name:	Type of Food Sold:

APPLICABILITY

Per Town of Bowling Green Ordinance O-2025-001, temporary mobile food vending vehicles are permitted on properties zoned B-1 and B-2 Business District, subject to the approval of a Town permit. Any person who wishes to operate a temporary mobile vending vehicle on commercially zoned private property and is not part of a special event for no more than three (3) consecutive calendar days and no more than ten (10) calendar days per month must acquire an approved Town permit. Mobile food vehicles permitted under an approved Special Events Application are exempt from these Zoning Regulations unless applicable under the Virginia Code.

RULES AND REGULATIONS

1. Property must be privately owned and zoned B-1 or B-2 Business District; or Town-owned public property.
2. Applicants must provide written permission from the property owner or owner's agent for each time and location of the vehicle on the property, which is planned, stating dates and hours of operation. A copy of this written permission must be submitted with the permit application.
3. The mobile food vending vehicle must be a minimum of 100 feet from a residential zoning district.
4. Mobile food vending vehicles must be a minimum of 100 feet from any brick-and-mortar restaurant.
5. Mobile food vending vehicles shall not block sidewalks and must have a valid vehicle registration.
6. Mobile food vending vehicles selling food must have a current, valid license from the Virginia Department of Health. A copy must be submitted with the permit application.
7. Mobile food vending vehicles must have a current fire inspection certificate. A copy must be submitted with the permit application.
8. Mobile food vending vehicle operators must provide a copy of a certificate of insurance with a minimum of \$1.0 million Comprehensive General Liability coverage with the Town listed as additionally insured.
9. Mobile food vending vehicle operators must register with the Town of Bowling Green Finance Department and, when applicable under Virginia Code, obtain a Peddler's Business License and remit Meals Tax to the Town of Bowling Green Finance Department by the due date of the following month in which they are set up to sell in the Town of Bowling Green.
10. Mobile food vending vehicle operators are responsible for cleanup around the vehicle and disposal of trash and grease and gray water disposal in an appropriate manner. No on-site grease or gray water disposal is allowed.
11. Operators must notify the zoning administrator immediately of any changes or issues encountered.

REQUIRED ATTACHMENTS

PROVIDED

DOCUMENT

- | | |
|-------|--|
| _____ | Property Owner Written Permission |
| _____ | License from VDH |
| _____ | Fire Inspection Certificate |
| _____ | Certificate of Insurance (\$1.0 mil Comprehensive General Liability) |

REQUIRED AUTHORIZED SIGNATURE

DEPARTMENT USE ONLY

I certify the above information is true and correct to the best of my knowledge and agree to comply with the rules and regulations described above.

Date Application Filed with the Town:

Approval: Approved Denied

Permit Number:

Signature of Zoning Administrator:

Authorized Signature:
 Printed name:
 Date:

Application Fee: \$50